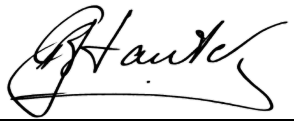
Architectural and Building Construction Rules

of

Silver Lakes Homeowners Association NPC

Revision of Rules of Silver Lakes Homeowners Association NPC. Registration Number 1992/004661/08

This set of Rules was adopted by the Board of Directors of Silver Lakes Homeowners Association, in accordance with the Memorandum of Incorporation, as evidenced by the signature of the Chairperson of the Board of Directors.

Name of document	Version	Date approved	Signature of Chairperson
Architectural and Building Construction Rules		02 April 2026	

ARCHITECTURAL AND BUILDING CONSTRUCTION RULES INCLUDING SCHEDULE OF TRANSGRESSIONS & PENALTIES

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1. ARCHITECTURAL GUIDELINES AND RULES

Introduction

1.1. These Architectural and Building Construction Rules, including the Schedule of Transgressions & Penalties are made under the provision of the Companies Act 71 of 2008, (the Act) as amended and the clauses of the Memorandum of Incorporation ("MOI") pertaining to Rules.

1.2. The Architectural and Building Construction Rules are deemed to be reasonable, binding and equally applicable to all Members without any form of discrimination. The Architectural and Building Construction Rules are considered to be neither restrictive, nor punitive, but is rather seen as a judicious framework to safeguard and promote appropriate and fair interaction to the benefit of all.

1.3. Any waiver, relaxation, extension of time, delay or failure (collectively "Relaxation") by the Association in exercising any right under these Architectural and Building Construction Rules will not be construed as a waiver of that right and will not operate as an estoppel (the principle which precludes a person from asserting something contrary to what is implied by a previous action or statement of that person or by a previous pertinent judicial determination) against the Association or affect the ability of the Association subsequently to exercising or enforcing any of its rights and the obligations of any Member, nor will any Relaxation constitute a waiver of any other right. The waiver of any right under these Rules will be binding on the Association only to the extent that the waiver has been reduced to writing and signed by the duly authorised representative(s) of the Association.

1.4. All Architectural and Building Construction Rules must be read in conjunction with the MOI and Rules.

Definitions:

1.5. **"Commencement date"** means the date on which approved construction work commences;

1.6. **"Construction period"** means the period from commencement date to the completion date as indicated on the practical completion certificate issued by the architect;

1.7. **"Construction work"** means any work above or under-ground in connection with the construction, erection, alteration, renovation, repair, demolition, dismantling of or addition to a building or structure.

1.8. **"Final completion date"** means the date of issue of the "final completion" certificate issued by the architect;

1.9. **"Occupation date"** means the date of issue of the Certificate of Occupation by the Local Authority and a copy lodged with the SLHOA;

1.10. **"Practical Completion date"** means the date of issue of the "practical completion" certificate by the architect;

1.11. **"Site"** means the land or place where the works will be executed;

1.12. **"Site induction"** means a compulsory meeting arranged by the Member and appointed contractor with the Association, as per the requirements set out in the official SLHOA Contractor Registration Form;

1.13. **"Site possession"** means the date on which the contractor takes possession of the site for the approved construction work;

1.14. **"Site preparation"** means site identification and survey, clearing for site establishment, erection of professional board and builders shed, placement of chemical toilet, water connection, site screening to specification, setting out of structures, basic earthworks, cut and fill, excavations of foundations, and placing of reinforcing steel;

1.15. **"Size of dwelling"** means the calculated total covered gross floor area of the dwelling, garages and outbuildings.

Approval process

1.16. The Association's Architectural & Aesthetics Committee ("AAC") will scrutinise building plan submissions intended for submission to the Municipality for compliance with the rules.

1.17. It is recommended that concept plans (drawings) be submitted to the Association by the Member prior to the submission of detailed working drawings to assist the Member with a faster and more cost-effective approval process at both the Association and the Local Authority.

1.18. All building plans submitted for approval to the Association must comply with:

1.18.1. Association Rules;

1.18.2. All other relevant legislation, rules, regulations and by-laws including South African Council for Architectural Profession (SACAP) requirements.

1.19. The Association's prescribed building plan scrutiny fee as well as the refundable builders deposit is payable in full to the Association by the Member upon submission of building plans.

1.20. The Association bears no responsibility for any Member's property, municipal approvals, building compliance, boundary positions, building line requirements, or documentation relating to construction, sale, or transfer. All Members remain solely responsible for ensuring full compliance with the Local Authority's requirements, the LUM Act, building regulations, and any applicable laws or court orders. Any reviews, inspections, comments, or clearances issued by the Association relate only to Estate Rules and architectural guidelines and do not constitute municipal approval or confirmation of statutory compliance. The Association accepts no liability for any error, omission, or oversight in its reviews, and any failure by the Association to identify non-compliance shall not be construed as approval or create any responsibility on the part of the Association.

Building plans

1.21. Three sets of paper copies of proposed building plans, coloured to Local Authority specifications, shall be submitted to the Association, together with official SLHOA plan application forms which will consist of the Plan Application, Home Enterprise, Contactors Registration, SACAP Compliance Certificate and valid registration certificate and Form 1 of SANS 10400.

1.21.1. One of the three sets must be rendered to best highlight the aesthetics for assessment by the Association. A separate 3D colour copy is recommended.

1.21.2. One set of the three sets of the Association approved plans, with street elevation rendered in colour of the proposed dwelling, shall be held by the Association for record purposes.

1.21.3. The remaining two sets of the building plans approved by the Association must thereafter be submitted to and approved by the Local Authority before any construction work may commence.

1.21.4. One set of the Local Authority approved plans must be lodged with the Association for record and control purposes prior to the commencement of Site Preparation.

1.21.5. The stamped approval of the Association on the plans is valid for 12 months from the date thereof.

1.22. The set of building plans shall include a site plan to appropriate scale which shall indicate:

1.22.1. The cadastral boundaries of the Erf, relevant north point, all building lines, all servitudes, the outlines of the ground and first storey floor layouts, outlines of outbuildings, municipal sewer line and connection point, internal sewer lines, road reserve (pavement) and existing trees, driveway, street name, contour lines (1.0 metre intervals), flood lines, existing and new boundary walls with access gates, position of washing lines, and position of yard walls and screen walls. An indication of the street front landscaping and driveway of the road reserve.

1.22.2. The position of outdoor structures including water features, gazebos and play structures. Such outdoor structures shall compliment the design of the dwelling. When evaluating any plans, the Association shall consider privacy and aesthetics.

1.22.3. The position of swimming pools and jacuzzies. Special attention shall be given to privacy, water drainage and safety requirements i.e., fencing, walls, safety access gates. The position of pool heaters, pool pumps and their filters must be indicated on the site plan, and the Association reserves the right to insist

that pool pumps, pool heating apparatus and the like must be contained and/or screened in order to prevent noise disturbance.

1.22.4. The management of storm water drainage. Special attention shall be given to low lying Units in accordance with Town Planning Scheme requirements.

1.22.5. Members of lower-lying properties to ensure that the stormwater received from adjacent higher-lying properties, does not discharge into the sewer line (drainage installation) serving the buildings on the property. Lower-lying properties to receive stormwater from adjacent higher-lying properties (as stipulated in the conditions of establishment of the township).

1.22.6. Members to ensure that the stormwater received (or generated) on their individual own property is managed to stay away from the foundations of the buildings & structures. Such water is properly drained away from the buildings to the stormwater reticulation system. If buildings are not fitted with gutters & rainwater downpipes, the buildings to have a 900mm wide apron (concrete or paving) around the perimeter of the buildings. Apron graded to slope away from the buildings. If buildings are fitted with gutters & rainwater downpipes such downpipes to discharge onto (over) a 900mm long precast concrete rainwater shoe sloping away from the buildings.

1.22.7. Members to ensure that the stormwater running/flowing in the abutting road/street in front of their properties to flow freely (no obstruction) in stormwater 'conduit' of the road).

1.23. Perspective views and photographs/images may be requested by the Association prior to final approval of any building plans.

1.24. In the event that the Association considers any building plans or designs to be contrary to the aesthetic character of the Estate, or considers same to be insensitive towards neighbours and the environment, the Association may direct the Member to make such reasonable alterations to such designs as it deems fit, and the Member shall comply with such directions.

1.25. Although the HOA is not in support of building line relaxations, a member may apply for building line relaxation. After written application with motivation for such relaxation, together with the written comments of all the Members who own adjacent Units that are affected, shall be submitted to the Association for approval consideration prior to submitting same to the Local Authority.

1.26. The natural ground contour of any Unit may not be increased in height by more than 0.500 meters measured from the highest point on the cadastral boundary. Permission to change the contours of an Erf requires approval by the Association and then the Local Authority prior to the commencement of any earthworks.

1.27. Written comments from all Members of adjacent neighbouring Units affected are required, which comments shall be accompanied by the signature of all such Members on both the building plans and the application forms. If an adjacent Member has a comment or wants to object, the Member must sign an endorsement to this effect and submit their comment or objection directly to the HOA and the applicant. A copy of this document needs to be lodged with the SLHOA together with the official building plan submission.

1.28. In terms of 1.26, if a member can prove they have taken reasonable steps to acquire signatures and there has been no response from the adjacent affected units, after 7 business days. The AAC will have the authority to approve such plans

1.29. Design and layout of the entire Unit shall be considered from the outset. Special consideration shall be given to privacy of affected neighbouring properties' living

areas and preservation of existing natural features on site, i.e. existing flora and topography.

1.30. In the event that construction in terms of any plans approved by the Association does not commence within twelve (12) months of date of the approval thereof by the Association, such approval shall lapse and the Member shall be required to resubmit plans for approval to the Association and Local Authority. If there was a change of ownership of an adjacent affected property, the written comments (signing of building plans and application forms) of the new Member shall be obtained. In the event of such resubmission, the prescribed plan scrutiny fees shall again be payable.

1.31. Construction work shall commence and be completed within the period as stipulated below from Commencement Date as defined in the Architectural and Construction Rules, failing which, penalties will be imposed by the Association in terms of the rules.

1.31.1. Alterations & additions:

1.31.1.1.	Building area up to 120 square metres:	within 6 months
1.31.1.2.	Building area greater than 120 square meters:	within12 months.

1.31.2. New dwelling:

1.31.2.1.	Building area up to 800 square metres:	within 12 months;
1.31.2.2.	Building area 800 – 1500 square meters:	within 18 months;
1.31.2.3.	Building area greater than 1500 square meters	within 24 months.

1.32. The Association shall under exceptional circumstances and on good cause shown, be entitled to grant a reasonable extension of the above time limits on receipt of a written motivation by the Member, together with comments and signatures of affected adjacent Members. Approval will be considered by the Architectural and Aesthetics Committee.

1.33. The relevant Local Authority will ultimately remain responsible for the final approval of all building plans in terms of Local Authority and other regulations. The Association accepts no responsibility for approved plans, other than for approval of compliance with the Estate Rules and aesthetic requirements.

1.34. Members may not deviate from approved building plans. Should any deviation or amendment be contemplated or become necessary to any building plans after such plans have been approved, building activity must be ceased and the Association is to be notified forthwith and amended plans, clearly setting out the nature of the deviation and/or amendment shall be submitted for approval to the Association and Local Authority. Additional plan scrutiny fees shall be payable.

1.35. Deviation from approved building plans without prior approval will result in penalties to be imposed as provided and refusing approval for the building contractor to do any other construction on the Estate once the dwelling where they deviated has been completed.

1.36. All building plans (including building plans in respect of any additions and/or alterations to existing structures, dwellings or outbuildings) shall be prepared in accordance with the Architectural and Building Construction Rules and must be approved by the Association prior to the submission to the Local Authority for approval and commencement of any construction work. Members may not seek any plan

approval from the Local Authority without the prior approval of the plans by the Association.

1.37. Upon completion of all construction work, and prior to the release of the contractor's building deposit, the Member shall complete the prescribed form available from the Association and arrange for a final inspection of the work by the Association.

1.38. The Member shall only be entitled to apply for a refund of the contractor's building deposit once a certificate of practical completion of the works has been formally issued by the architect / architectural practitioner or a Certificate of Occupation has been issued by the Local Authority.

1.39. Occupation is only permitted once a Certificate of Occupation has been obtained from the Local Authority, of which a copy must be lodged forthwith with the Association.

1.40. A full set of HOA and municipal approved plans are required when a property is sold. If the Member has an outdated set of plans, then the matter has to be resolved between the parties to the transaction and the HOA will not be held accountable in any manner with regards to the sales transaction.

1.41. If the owner of a unit is aware that is there is no formal set of HOA and municipal approved plans, then they would need to have a full set of as-built plans prepared for approval should they wish to make any alterations to their property, the cost of which would be for the person submitting the plans.

Architectural requirements

1.42. The Member shall appoint a competent designer registered with the South African Council for the Architectural Profession ("SACAP") to prepare the required building plans and application forms for a proposed new dwelling and or alterations and additions. Minor works including built structures to an existing dwelling may be facilitated by SACAP, Technologist, Senior Technologist and other similarly qualified and registered practitioners.

1.43. The area of the main ground storey dwelling, excluding garages and outbuildings, shall not be less than 220m².

1.44. Dwellings shall conform to Association acceptable architectural standards and not interfere with or detract from the general aesthetic appearance of the neighbourhood.

1.45. Only metal roofing materials such as "Chromadek" or a similar type of manufacturer pre-coated roof sheeting may be used with the express prior approval of the Association.

1.46. Roofing materials for patios, carports and outbuildings shall blend in with the main dwelling and needs to be designed by an appropriate qualified practitioner and approved by the Architectural and Aesthetics Committee before installation. Temporary material such as shade netting is not allowed.

1.47.

1.48. Outbuildings and additions shall blend in a complimentary manner with the original design and style of the dwelling, in elevation, finish and materials used.

1.49. Exterior plumbing installations shall not be visible from any street, golf course, adjacent neighbouring properties and/or the nature reserve area. Drainage ducts shall be suitably and aesthetically integrated into walls.

1.50. Earthy colours are encouraged to be used on the estate.

1.51. Sectional Title Units shall not be repainted with a colour that differs to the original colour without the consent of the Members' Body Corporate. The colour scheme of Sectional Title Units shall be uniform.

1.52. Approval for any external aesthetic or internal structural changes to Sectional Title Units shall only be approved by the Association if approved by all the Members owning such Sectional Title Units in accordance with the Sectional Titles Act, the Sectional Titles Schemes Management Act or any other relevant Act.

1.53. Geysers, water storage tanks and/or their piping may not be visible from any street, golf course and/or the nature reserve area and screening thereof must be professionally done. Air-conditioners, solar panels, satellite dishes, and/or antennas should be positioned in an aesthetically pleasing fashion.

1.54. Specific aesthetic consideration shall be given to the design of parapets, facias, copings, eaves, roof trim, rainwater goods and roofing materials in general as well as the design and layout of paving. No half brick and/or imprint paving is permitted on driveways or garden areas visible from any frontage.

1.55. Entrances into kitchens, sculleries and domestic quarters must lead off a lobby and are to open into a screened yard.

1.56. Yard and screen walls must be minimum 2.100 metres high and street boundary walls must be maximum 1.8 metres high and shall match the design of the main building. Yard gates must not be of a see-through material.

1.57. Dwellings shall not exceed two storeys above ground, irrespective of height; and such two storeys shall not be interpreted to include basements and/or mezzanine levels. The impact of a second storey on the right to privacy of adjacent Members, and the impact on the views from adjacent dwellings shall be considered when building plans of dwellings having a second storey are scrutinised by the Association.

1.58. Basements shall comply with the Town Planning Scheme requirements and the two third / one third principle (on average shall be 2.100 metres below natural ground level). Underground basements shall not protrude above natural ground level.

1.59. The Association may require a Member to alter or improve his road reserve / sidewalk landscaping to promote high aesthetics standards for the Estate.

1.60. The diverse nature of neighbourhoods should give rise to a varied treatment of street boundaries. In order to create a degree of visual integrity, boundary wall design shall be strictly controlled in accordance with the following provisions:

1.60.1. Maximum permissible height of steel fencing is 1.200 metres high. Maximum permissible height of brick columns separating the steel fencing panels is 1.500 metres high.

1.60.2. All side boundary walls and fences must match the design of the main building. Should the height of the aforementioned wall exceed 1.830 metres, the National Building Act and Regulations must be complied with.

1.60.3. Fences not allowed include, but are not limited to, wire fences, razor fences, devils fork, precast walls, picket fences or temporary wooden fences.

1.60.4. Street boundary walls, constructed of any materials whatsoever, shall not cover more than 30% (thirty percent) of the total street frontage (access frontage) of the Unit. On corner stands, boundary walls, constructed of any materials whatsoever, shall not cover more than 50% (fifty percent) of the total street frontage of the Unit.

1.60.5. Stepped or setback, non-linear (non-straight line) walls are preferred in order to enhance the streetscape. The setback portion of the wall shall be see-through (i.e. not solid).

1.60.6. Maximum permissible height of street boundary walls is 1.830 meters and maximum permissible height of columns is 2.100 meters measured from natural ground level on the street elevation of the cadastral boundary.

1.60.7. Retaining walls shall be designed by a competent professional. Adequate provision must be made for waterproofing and water drainage. External finishing on both sides shall match the design of the dwelling.

1.60.8. Boundary wall foundations shall not encroach the cadastral boundaries of the property.

1.61. Temporary carports, shade cloth carports and lean-to roofs are not permitted. Carports and roofs are to be designed to form an integral part of the house design.

1.62. Galvanized elements such as doors, garage doors, roof sheeting, rainwater goods, patio roofs, fencing, landscaping materials, etc. shall not be allowed as a singular element, but consideration will be given with the elements as part of an overall design.

1.63. Movable or immovable temporary habitable structures e.g. Wendy house or shacks may not be erected.

1.64. Application must be made to the Association for the erection of non-habitable structures such as storage sheds and must comply with specific minimum specifications of the Association. The written comments of the adjacent Members are required.

1.65. Dolls houses (defined as a toy house or playhouse only large enough for small children to ploy in) of a permanent or semi-permanent nature must be adequately screened and may not be visible from any street, golf course and/or the nature reserve area. Such dolls houses may only be used solely for the purposes of children play.

1.66. Members are encouraged to maintain a balance between hard and soft landscaping elements. The complete paving of front gardens or verges without any flora or greenery is discouraged, as it detracts from the aesthetic and environmental quality of the Estate. Where paving has already been installed without soft landscaping, the Member will be requested to introduce plant life to soften the appearance and maintain aesthetic harmony.

1.67. Decorative use of stones, pebbles, or gravel is permitted provided that:
(a) The materials are contained within clearly defined landscape borders or edging to prevent spillage onto roads, sidewalks, or servitudes.
(b) Should such materials spill or create a nuisance or become untidy, the Member is responsible for prompt clean-up and maintenance.
(c) If the spillage persists or becomes a recurring problem, the Association reserves the right to instruct the Member to remove or replace the material at the Member's cost.

1.68. No landscaping, planting, walling, or any form of obstruction may encroach upon servitudes or common areas intended for pedestrian access and safety. Members must ensure that gardens adjacent to roadways or servitudes allow sufficient space (2m from the road curb) for safe pedestrian movement.

1.69. Where gardens or structures have already extended up to the road surface, the Member may be required to re-establish a walking path or make adjustments as directed by the Association to ensure accessibility and safety for pedestrians.

1.70. No property may exceed their Cadastral Boundary, all structures, including boundary walls must be within the cadastral boundary.

Special additional design criteria for golf course frontage units

1.71. Units West of the 18th hole are subject to a 17-metre building line of which the first 7 metres is reserved for use in favour of the golf course. Units East of the 8th hole are subject to a 15-metre building line of which the first 5 metres is reserved for use in favour of the golf course. These 7-metre and 5-metre areas may only to be used for golf course purposes, and may not be used for any boundary walls, structures or private gardens. Encroachments will be summarily removed by the Association at the cost of the Unit owner.

1.72. Special Aesthetics and Design Rules are applicable to all golf course frontage Units. No deviation from the approved building plans, landscape plans and site development plans shall be allowed without the prior written approval of the Association.

1.73. Golf ball safety nets are not permitted unless approved by the relevant committees as a temporary structure while the garden provision is made adequate for protection. Members are to ensure adequate provision is made in the design of the dwelling and garden to protect their property and persons. Members are reminded that the Association accepts no liability for any damage to property or harm or death of persons arising from any cause associated with the use of the golf course

1.74. Only grass and endemic trees shall be planted in the golf course frontage servitude where no boundary walls exist, and then only with the prior written consent of the Association. No existing trees may be removed from this area. Landscape plans for this area must be submitted to the Association for approval prior to any work to be facilitated.

1.75. Members are encouraged to refrain from building solid linear boundary walls in order to preserve, blend with, complement and enhance an open front with the golf course and surrounding Units.

1.76. Only approved boundary walls and/or fencing shall be allowed and on the demarcated Unit cadastral boundary or building line. The specifications in regard to such boundary walls are as follows (all measurements are measured from the natural ground level of the cadastral boundary on the golf course side):

1.76.1. The maximum total height of steel palisade or similar fencing shall be 1.200 metres high.

1.76.2. The maximum height of columns separating steel panels is not to exceed 1.500 metres.

1.76.3. The maximum height of the bottom section (solid wall) shall be 0.500 meters.

1.76.4. The position, design and materials used for boundary walls shall be determined strictly in consultation with the Association and shall be approved by the Association.

1.76.5. No fencing with sharp points is permitted as these may cause injury to animals.

1.76.6. Side boundary walls shall only be built up to the demarcated golf course building lines applicable to each Unit. Such walls shall be stepped and the last 5 metres up to the golf course building line shall be a maximum of 1.200 metres high for palisade wall fencing or similar with the columns maximum height not exceeding 1.500 metres high.

1.76.7. Regular maintenance and repair of walls by Members is paramount.

Special additional design criteria for units located in the nature reserve

1.77. Members with Units located in the nature reserve are required to use natural materials, colours and elements in the design of their properties and fences to enhance the natural feel of the area.

1.78. Only Association approved boundary walls and/or fencing shall be allowed. For walls facing the nature reserve, the same design and standard as required for golf course Units shall apply.

1.79. No open swimming pools, Jacuzzi installations or the like are permitted.

1.80. The position, design and materials used for boundary walls shall be determined in consultation with the Association and shall be approved by the Association. Boundary walls facing the game reserve may not create a continuous linear boundary between the Units and the nature reserve.

1.81. No boundary fencing such as game-repellent wire fencing will be allowed that may cause harm to the game and wildlife. Vertical standards in fencing shall not exceed 70 millimetres apart and top ends shall be closed with horizontal flat or round elements to prevent injuries to wildlife.

1.82. Any encroachment onto communal property will be summarily removed by the Association at the Member's cost.

Conditions with regard to granny flats

1.83. All granny flats are subject to the provisions of the prevailing Tshwane Town Planning Scheme.

1.84. Granny flats must match the aesthetics of the main dwelling to appear as one unit, share a common vehicular access with the main dwelling and may have only 1 (one) kitchen.

1.85. The area of a granny flat may not exceed the maximum permitted in terms of the Tshwane Town Planning Scheme.

2. BUILDING CONSTRUCTION RULES

Introduction

The primary intention of these rules is to ensure that all construction activity in the Estate shall be conducted with the minimum of inconvenience and disruption to residents and to ensure compliance with the rules.

2.1. The rules governing construction activity are binding on all Members and invitees, their contractors and sub-contractors.

2.2. Members are obliged to, and assume responsibility for, their building contractors being made aware of the rules and that same are strictly complied with. The Member remains liable for any breach of the rules by his building contractors and for any penalties issued.

2.3. Valid certificates of compliance in terms of the Construction Regulations and the Occupational Health and Safety Act must be lodged monthly with the Association

during the construction period. The Association is compelled to report non-compliance.

2.4. Members are required to include these Rules in their entirety in any building contracts concluded in respect of any Unit on the Estate.

2.5. The Association has the right to suspend with due notice any building activity that is in material breach of the Rules or the National Building Act and its Regulations, and shall not be liable for any losses, damages or claims whatsoever sustained by a Member, resident, contractor or sub-contractor as a result thereof.

2.6. All persons who undertake any construction activity are required to complete the prescribed application and/or registration forms and submit same with payment of the relevant fees and deposits as may be applicable to the Association, prior to commencing any construction activity. This includes but is not limited to:

2.6.1. Builders Deposit (Refundable)

2.6.2. Signed Contractors' Code of Conduct

2.6.3. Signed Site Induction form

2.6.4. Occupation Health and Safety Compliance Certificate

2.6.5. National Home Builders Registration Council Certificate

2.6.6. Compensation Commissioner Registration Number

2.7. Members and residents are furthermore obliged to ensure that their contractors complete and sign the relevant application forms for access rights (for each person) and to submit same to the Association prior to the granting of any access rights by the Association or the Member.

2.8. The Member and/or resident is obliged to obtain written confirmation from any contractor confirming that they have received a copy of the rules and confirming that they, their sub-contractors and employees, are bound by same, and confirming further that the Association shall be entitled to enforce such rules against them, and to levy any penalties in terms of the rules.

Site preparation

2.9. Before the contractor may commence construction work of any nature, the site must be professionally screened on all sides with the prescribed site screening, with a lockable access gate according to the specifications of the Association. The Member or his contractor shall be liable for all costs regarding such prescribed screening. All screening must be maintained during the entire construction period to comply with the minimum standards at all times.

2.10. Should earthworks, excavations, core or soil sampling be required prior to building plans having been approved, an application for such permission for such works must be submitted in writing to the Association. All holes from such activities shall be back-filled immediately to avoid injury.

2.11. No construction work shall commence unless a legal water connection is installed on site. The Association reserves the right to inspect the water meter and report to the legal authorities if it is found that the meter has been tampered with.

2.12. No earthworks, excavations or construction work shall commence unless an approved chemical site toilet has been installed in an acceptable position. The entrance to the

toilet shall be acceptably screened and the toilet shall be maintained in a clean and hygienic condition at all times.

2.13. The Member shall ensure that the construction site is controlled, made and kept safe at all times in accordance with the Occupational Health and Safety.

Generators

2.14. The owner of a Unit will not permanently install power generators without the prior written approval of the Association and in compliance with the specifications as laid down by the Association.

2.15. Any generator may only be operated during times when the main power supply to the Estate has been interrupted and then only between the hours of 06h00 to 22h00. Alternative power supply systems are preferred in our estate and should be used for medical reasons when the generators are not allowed to be operated.

2.16. A generator may only be tested during the hours and days when electrical power tools may be used.

2.17. Portable electrical power generators do not need the official approval of the Association, if the following is adhered to:

2.17.1. Must be positioned and operated in such a way to diminish the effect of the noise and air pollution hazards to neighbours. Portable generators must be out of sight or screened off while in use.

2.17.2. The supply of electrical power by portable electrical power generators to the home must be done safely in such a way as to reduce the risks normally associated with such a supply to both the homeowner and pedestrians.

2.18. Generators installed as a permanent additional feature to a Unit requires specific written approval from the Association. In order for the approval to be considered the Association requires that the following information, detail and specifications accompany the application:

2.18.1. The area demarcated within the Unit boundaries where the device is to be installed.

2.18.2. The measures considered to be implemented to ensure the silent operation of the device in order not to create a noise nuisance.

2.18.3. Additional measures to be employed in the event of the device becoming a noise nuisance.

2.18.4. Measures taken to expel the exhaust gasses generated by the device to diminish pollution effects and to comply with residential area regulations.

2.18.5. Measures taken to ensure applicable regulatory and rule compliance with regard to electrical installations, plumbing installations and gas installations.

2.18.6. Architectural drawings as needed to approve the installation for municipal and other authority approvals.

2.18.7. Device specifications including compliance with national technical standards if needed and noise output levels.

2.18.8. Generators may not be visible from any street, golf course and/or the nature reserve area and screening thereof must be professionally done, as per the approved requirements of the HOA.

2.18.9. Consent notes from facing and adjoining boundary neighbours, prior installation.

2.18.10. After the installation and subsequent to an immediate after install testing a further consent note from the neighbours regarding the installation.

General

2.19. Unless otherwise agreed to by the Association or its appointed representative, construction activity is limited to the following hours:

Monday to Friday	07:00 to 18:00
Saturday	08:00 to 13:00

2.20. Contractor personnel are not permitted in the Estate outside the above hours. No contractor or his personnel shall overnight on a building site.

2.21. No construction activity is permitted in the Estate on any public holiday or during the annual builder's holiday as determined by the Association.

2.22. Deliveries from suppliers must occur during the limited construction activity hours as set out above.

2.23. No contractor personnel are permitted to leave the construction site, enter or exit the Estate unless being transported by the contractor.

2.24. The contractor shall provide a waste skip or similar for rubbish or building rubble disposal. Waste skips shall be serviced weekly and must be screened out of view from the public. No dumping is permitted anywhere in the Estate.

2.25. The construction site shall be kept clean, properly screened in the prescribed manner and controlled at all times. In the event that the contractor fails to keep the site clean and tidy, the Association may impose penalties and/or arrange that the site be cleaned, which cost will be recovered from the Member.

2.26. Building materials offloaded by a supplier may not encroach onto the road reserve / sidewalk or road and must be moved onto the site immediately by the contractor. Building material and rubble must not be allowed to remain on the road reserve / sidewalk or road and it is the contractor's and Member's responsibility to clear these areas of all such materials and/or rubble immediately and by no later than 17h00 each day.

2.27. Building boards as prescribed by the Association and in compliance with the Occupational Health and Safety Act (warning and safety signs) must be erected prior to the commencement of any construction work. Such boards are to be erected on the site itself and not on the road reserve/sidewalk. Sub-contractors' boards are not permitted. All boards must be removed immediately upon completion of construction.

2.28. The Member and the contractor shall be liable for any damage to the Estate arising from their building activity or any delivery associated therewith, including (but not limited to) damage to pavements, kerb stones, roads, vegetation on the road reserve, and damage to private or Association property.

2.29. The Association shall be entitled to levy the applicable penalties against Members, contractors and/or subcontractors with respect to contravention of any of the rules.

2.30. The Association has the right issue a penalty to a Member who's contractor or subcontractor breaches any of the rules;

2.31. No blasting and no use of explosives may occur anywhere in the Estate without the prior written authority of the Association and Local Authority and, if so permitted, must be carried out in strict compliance with all relevant legislation and with due regard for the rights and safety of persons and property surrounding the site.

2.32. Contractors working in the nature reserve shall respect the environment and stay clear of the game-as well as the heritage sites at all times.

2.33. Members may not remove natural materials such as plants and rocks from the communal areas of the golf course, game reserve or the communal estate without written authorisation from the Association.

2.34. A contractor may not secure a building site with razor wire or similar fencing during or after the construction period.

2.35. Electric fences of any kind may not be erected by Members within the Estate boundaries.

2.36. Members residing along the electrified boundary fence are responsible for keeping the fence clear of any vegetation or foreign objects. Failure to do so will result in the overgrowth being removed by the HOA at the Member's expense. Members must advise their visitors of the dangers pertaining to electric fences. Members, on receipt of reasonable notice from the Association that maintenance are to be performed on the electric fence must I allow security staff to enter their Units. Members must also allow security staff access to their Units on demand in cases of emergency repairs to the electric fence or alarms received in the security control room.

2.37. No fires shall be allowed in the Estate by contractors and their employees on or off construction sites.

2.38. All heritage sites on the Estate are out of bounds to all building contractors, workers, construction vehicles, plant, machinery and materials. No dumping, no parking and no pause area for staff permitted.

2.39. Members to ensure that all manhole covers fitted to the Municipal Main Sewer Line (runs in a 2m wide servitude) over the individual properties or along the pavement passing the property abutting the street cadastral boundary of the property, must be visible and accessible to allow for unhindered *Municipal or Association inspections* or for *Maintenance reasons* at all times. No objects or ground or grass or the like may be placed on top of or over these manhole covers. The Municipality or Association will remove any obstructions to these manholes at the expense of the Member. Any damage done to these obstructions cannot be claimed from the Association.

3. SCHEDULE OF TRANSGRESSIONS & PENALTIES

This Schedule is a guideline, amended from time to time, with additions and deletions as deemed necessary by the Directors.

DESCRIPTION OF TRANSGRESSION	1st Offence	2nd Offence	3rd Offence onwards
CONTRACTORS			
Contractors working outside permitted times.	R1 000	R2 000	R3 000

Contractor workers leaving their specified building site on foot not transported to and from building sites by contractor vehicle.	R 500	R 750	R1 000
Contractors not having a chemical toilet or skip on site.	R1 000 per week	R1 000 per week	R1 000 per week
Contractors not keeping their sites clean, tidy & properly screened.	Written warning (48 hours to comply)	R2 000 per week	R3 000 per week
Fires lit on building sites by contractors and/or their employees.	R500	R500	R500
BUILDING WORK			
Exceeding building time limits.	R2 000 per month from month 1-2 R5 000 per month from month 3-6 R10 000 per month from month 7 onwards		
Non-compliance with building and architectural guidelines.	R3 000 per month from month 1-2 R5 000 per month from month 3 onwards		
Building without approved plans / deviating from approved plans	R5 000 per incident and the risk of being banned on the Estate. R10 000 for any other incident and the risk of being banned on the Estate.		
Generator screening in contravention of the rules.	Written warning (7 days to comply)	R1 000 2nd offence R1 500 3rd offence and thereafter	
Non-compliance with generator rules.	Written warning	R500 2nd offence R750 3rd offence and thereafter	
Temporary carports and lean-to roofs in contravention of the rules.	Written warning (7 days to comply)	R2 000 per month from month 1-2 R5 000 per month from month 3	
Wendy houses, shacks, doll houses and other structures in contravention of the Rules.	Written warning (7 days to comply)	R2 000 per month from month 1-2 R5 000 per month from month 3	
Fencing with sharp points, electric fences, wire fences, razor fences, devil's forks, precast walls, picket fences or temporary wooden fences.	Written warning (7 days to comply	R1 000 2nd offence R1 500 3rd offence and thereafter the penalties will be raised as per clause 1.4	
Illegal water and electrical connections.	R10, 000 and report the incident to the City of Tshwane for legal action.		